 **JLL** SEE A BRIGHTER WAY

For sale

Possible Development
Opportunity
26.5 Acres ~

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About the site

This 26.5-acre parcel of raw land presents an exceptional investment opportunity in Añasco, Puerto Rico.

There is a potential opportunity to re-activate an expired permit for the construction of a 160,000 sq ft retail store, and or explore alternative commercial development options, subject to further confirmation of zoning and permits. Situated at the signalized intersection of PR 2 and PR 402 the property enjoys high traffic counts and visibility and convenient access.

Surrounded by notable stores and retailers such as Walgreens, Supermercado Selectos, McDonald’s, Banco Popular, T-Mobile, Marco’s Pizza, and more, the property is located central to many residential and commercial areas. Its prime location ensures a steady flow of potential customers and provides ample opportunity for collaboration with neighboring businesses.

Don’t miss out on this exceptional opportunity to acquire a piece of land with a range of potential uses. Contact us today to learn more and explore the possibilities offered by this strategically located property in Añasco, Puerto Rico.

Please note that the activation of the expired permit is not guaranteed and is subject to further evaluation and consideration by the relevant authorities. Additionally, alternative commercial development options may be explored to maximize the potential of this property.



PROPERTY SUMMARY	
ADDRESS	Bo. Quebrada Larga, Fincas E y T Añasco, Puerto Rico
LOCATION	18.29880851765804, -67.156541203845
PROPERTY TYPE	Land
LOT SIZE	26.5 Acres~
PARCEL NUMBER	154-046-125-04
ZONING	AR-1
FLOOD ZONE	X

Gallery

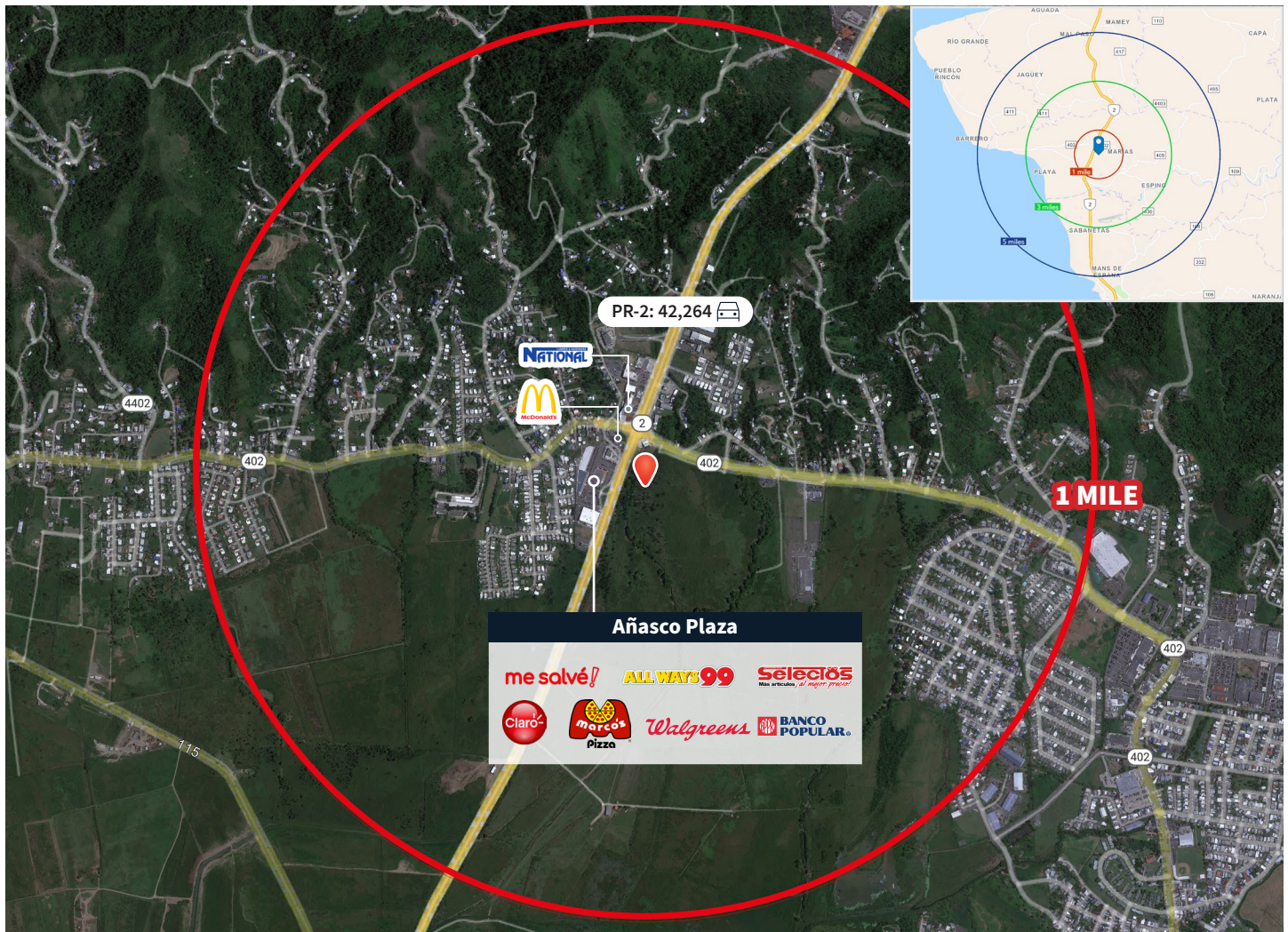


Location highlights

The site offers exceptional visibility and convenient access along the PR-2 in Añasco, Puerto Rico. Located in proximity to Añasco Plaza, the area benefits from a consistent stream of high-traffic drivers. Renowned retailers such as Walgreens, Selectos, MeSalvé, Always 99, and others contribute to the thriving atmosphere. Additionally, notable establishments like National Lumber and McDonald's, along with various local businesses, are situated nearby.

Demographics	1-mile	3-mile	5-mile
Population	5,995	26,003	59,797
Households	2,386	10,545	24,061
Median HH Income	\$24,906	\$21,543	\$20,028

Source: Esri, 2021



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